

**CITY OF SEABROOK  
ORDINANCE NO. 2017-07**

**SEASIDE RV RESORT AND CABANAS PUD**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE 2, "ADMINISTRATION", SECTION 2.05, "OFFICIAL ZONING MAP", BY REZONING APPROXIMATELY 8.822 ACRES TRACT, SITUATED IN ABSTRACT 52, OF THE RITSON MORRIS SURVEY, IN SEABROOK, HARRIS COUNTY, TEXAS, LOCATED IMMEDIATELY EAST OF OLD HIGHWAY 146 AND NORTH OF RED BLUFF ROAD, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A," FROM "C-2," MEDIUM COMMERCIAL DISTRICT, TO PLANNED UNIT DEVELOPMENT, "PUD," FOR A RV PARK CONSISTING OF 90 "CLASS A" RV SITES AND 40 "RENTAL CABANAS"; PROVIDING FOR AN AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR SEVERABILITY.**

**WHEREAS**, Stonemarc One, LLC, applicant and owner, ("Owner") acting by and through its duly authorized representative Mark Caldwell has requested rezoning of property consisting of approximately 8.822 acres generally located immediately east of Old Highway 146 and north Red Bluff Road, the same to be a Class A, RV and Cabanas development and to be referred to as "Sea Side RV Resort," consisting of 90 "Class A" RV Sites and 40 "Rental Cabanas", legally described as a tract of land consisting of approximately 8.822 acres, situated in Abstract 52 of Ritson Morris Survey, in Seabrook, Harris County, Texas being more particularly described by metes and bounds in the attached "Exhibit A", ("Property") which is incorporated by reference for all purposes; and

**WHEREAS**, Applicant has filed an application to rezone the Property from "C-2" (Medium Commercial District) to "PUD" (Planned Unit Development) and has submitted a development plan providing for a "Class A" RV and Cabanas Resort, consisting of 90 RV Sites and 40 Rental Cabanas. as further depicted in site PUD plan ("Plan"), referenced herein as Exhibit "B" which is on file with the City Secretary and incorporated by reference for all purposes; and

**WHEREAS**, the Seabrook Planning and Zoning Commission and the City Council conducted a public hearing to consider approval of the preliminary plan for PUD designation submitted by Applicants, with the Planning and Zoning Commission filing a report recommending approval on November 15, 2016, which was thereafter approved by City; and

**WHEREAS**, the Seabrook Planning and Zoning Commission conducted a public hearing to consider approval of the final plan for PUD designation submitted by Applicants, with the Planning and Zoning Commission filing a report recommending approval on January 05, 2017; and

**WHEREAS**, the subject hearings were duly called as provided by the laws of the State of Texas and Appendix "A" of the Code of Ordinances of the City, and that in such hearing all persons attending were allowed to be heard on the question of whether or not to rezone the Property from C-2 to PUD , as requested and as further depicted in the site PUD Plan, Exhibit "B" to determine whether such rezoning would affect the health, safety, convenience, or general welfare of the citizens of Seabrook, and whether or not such change in zoning would violate the rights of any interested person; and

**WHEREAS**, all public notices have been published, mailed and provided in accordance with statute and Appendix "A" of the City Code of Ordinances (Zoning Code); and

**WHEREAS**, as a result of the said public hearings and the recommendation of the Planning and Zoning Commission as contained in its final report, the City Council hereby finds and determines that the proposed amendment to rezone the Property to PUD development in accordance with the submitted Plan as referenced in Exhibit "B" would not be detrimental to the community, and is in conformance with the zoning ordinance and comprehensive plan for development of the City;

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SEABROOK, STATE OF TEXAS:**

**SECTION 1. FINDINGS.**

The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct, it being understood that City Council is relying upon the express representations of Owner appearing in the documents submitted for final approval, including the application for rezoning, oral representations made to the Planning and Zoning Commission and City Council to induce approval of the rezoning made the subject of this Ordinance, the final report from the Planning & Zoning Commission, the minutes of Planning and Zoning/City Council, the property identification, (Exhibit "A") and Plan, (Exhibit "B").

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## **SECTION 2. AMENDMENT TO THE SEABROOK CITY CODE AND TO THE OFFICIAL ZONING MAP.**

The Seabrook City Code of Ordinances, Appendix A, "Comprehensive Zoning", Article 2, "Administration", Section 2.05, "Official Zoning Map" is hereby amended by rezoning the Property, described herein from C-2 to PUD *strictly conditioned upon full and complete compliance with the approved PUD Plan, the regulations, restrictions, and conditions* hereinafter set forth in "Exhibit B", (on file with the City Secretary and incorporated by reference), for the subject 8.822 acres generally located immediately east of Old Highway 146 and north of Red Bluff Road, the same to be a "Class A" RV and Cabanas Resort development and to be referred to as "Sea Side RV Resort," consisting of 90 "Class A" RV Sites and 40 "Rental Cabanas", legally described Approximately 8.822 acres Tract, Situated in Abstract 52 of Ritson Morris Survey, in Seabrook, Harris County, Texas being more particularly described by metes and bounds in the attached "Exhibit A", which is incorporated by reference for all purposes, (Property).

## **SECTION 3. AMENDMENT OF ZONING MAP.**

The Official Zoning Map of the City of Seabrook shall be revised and amended to show the designation of the Property, as described and as provided in Section 2 above, with the appropriate reference thereon to the number and effective date of this Ordinance, and a brief description of the nature of the change.

## **SECTION 4. INCORPORATION INTO THE CODE; PENALTY CLAUSE.**

This ordinance is hereby incorporated and made a part of the Seabrook City Code. Violation of this Ordinance is subject to the penalty section of said Code including, Section 11.06, "Criminal Enforcement" which provides that any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense. Additionally, should the subject PUD project fail to meet the schedule as approved herein, or otherwise fail to comply with this Ordinance, the PUD Plan, the PUD classification and all related permits shall be immediately terminated, and the Property shall return to the zoning that existed immediately prior to the PUD as conditionally approved by this Ordinance.

## **SECTION 5. REPEAL OF CONFLICTING ORDINANCES.**

All ordinances or parts of ordinances in conflict or inconsistent with this Ordinance are hereby expressly repealed. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Seabrook, save and except the change in zoning classification and specific uses/structures approved in the Plan, as provided herein.

## SECTION 6. SEVERABILITY.

In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part of provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Seabrook, Texas, declares that it would have passed each every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

## SECTION 7. NOTICE.

The City Secretary shall give notice of the enactment of this Ordinance by promptly publishing it or its descriptive caption and penalty after final passage in the official newspaper of the City; the Ordinance to take effect upon publication.

**PASSED AND APPROVED** with a quorum present, by an affirmative vote of a majority of Councilmembers present, in accordance with Seabrook City Charter Section 2.10 on first reading, this **7th day of February, 2017.**

**PASSED AND ADOPTED** with a quorum present, by an affirmative vote of a majority of Councilmembers present, in accordance with Seabrook City Charter Section 2.10, on second and **final reading, this 21st day of February, 2017.**

By: \_\_\_\_\_

Glenn Royal  
Mayor

ATTEST:

By: \_\_\_\_\_

Robin Hicks, TRMC  
City Secretary

APPROVED AS TO FORM:

Steven L. Weathered  
City Attorney





Ordinance 2017-07

EXHIBIT "A" - Metes and Bounds

FIELD NOTE DESCRIPTION OF A 8.822 ACRE TRACT OF LAND OUT OF THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, IN HARRIS COUNTY, TEXAS, BEING OUT OF LOT 5 SET APART TO ADA GOODRICH IN THE PARTITION DEED DATED APRIL 13, 1918, RECORDED IN VOLUME 470, PAGE 495 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED IN DEEDS FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NOS. G973229 AND W994713; SAVE AND EXCEPT THAT 0.174 ACRE TRACT CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 5933, PAGE 23 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 146 (WIDTH VARIES) AND THE NORTH RIGHT-OF-WAY LINE OF RED BLUFF ROAD (60' R.O.W.), SAME BEING THE MOST SOUTHERLY CORNER OF A TRACT OF LAND CONVEYED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 5933, PAGE 23 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS;

THENCE N 32°11'30" E, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 146 A DISTANCE OF 262.78 FEET TO A FOUND TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT;

THENCE N 41°12'58" E, CONTINUING ALONG SAID STATE HIGHWAY 146 A DISTANCE OF 0.52 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "TRUE MERIDIAN" ON THE SOUTH LINE OF A CALLED 4.00 ACRE TRACT OF LAND AS DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NO. M513651;

THENCE S 89°34'53" E, ALONG THE SOUTH LINE OF SAID 4.00 ACRE TRACT OF LAND PASSING AT 1,209.79 FEET A FOUND 5/8 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF SAID 4.00 ACRE TRACT OF LAND, CONTINUING IN ALL A TOTAL DISTANCE OF 1,382.93 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "TRUE MERIDIAN" MARKING THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, FROM WHICH BEARS A FOUND 1/2 INCH IRON ROD (DISTURBED) S 02°34' E - 2.0 FEET AND A FOUND 1/2 INCH IRON PIPE N 63°21' E - 10.2 FEET;

THENCE SOUTH A DISTANCE OF 299.76 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "TRUE MERIDIAN" MARKING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, FROM WHICH BEARS A FOUND 3/4 INCH IRON ROD S 09°55' W - 2.0 FEET;

THENCE N 88°50'00" W, A DISTANCE OF 161.39 FEET TO A FOUND 1/2 INCH IRON PIPE ON THE EAST RIGHT-OF-WAY LINE OF RED BLUFF ROAD;

THENCE NORTH, A DISTANCE OF 30.00 FEET TO A 1/2 INCH IRON ROD FOUND WITH A CAP STAMPED "TRUE MERIDIAN" FOR CORNER, FROM WHICH BEARS A FOUND 1/2 INCH IRON ROD S 11°41' E - 1.3 FEET;

THENCE N 88°50'00" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF RED BLUFF ROAD A DISTANCE OF 1,287.48 FEET TO A FOUND 1/2 INCH IRON PIPE MARKING THE BEGINNING OF A CURVE;

THENCE IN A NORTHWESTERLY DIRECTION WITH A NONTANGENT CURVE THE RIGHT, HAVING A RADIUS OF 122.50 FEET, AN ARC LENGTH OF 81.06 FEET, A DELTA ANGLE OF 37°54'48", A CHORD BEARING AND DISTANCE OF N 69°45'25" W - 79.58 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8.822 ACRES OF LAND, MORE OR LESS.

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Ordinance 2017-07

EXHIBIT "B" - Application

# Application for Land Development Permit

**\*\*Incomplete applications cannot be processed \*\***

☒ Zoning Change PUD ☐ Text Change ☐ Zoning Variance ☐ Administrative Appeal  
☐ Conditional Use Permit ☐ Subdivision Plat ☐ Preliminary ☐ Final ☐ Amending

**APPLICANT INFORMATION** Check appropriate box(es)

Name: STONEWARE ONE, LLC E-Mail: mark@markcaldwell.com  
Address: 2510 De Four Trace Fax #: \_\_\_\_\_  
City: Seabrook  
State: TX ZIP: 77586 Phone: 703-732-3311

Applicant is ☒ Owner of property ☐ Agent for Owner ☐ Agent for Purchaser ☐ Purchaser ☐ City of Seabrook

If Applicant is acting on behalf of Owner in this application, Owners signature below authorizes this application.

Owner(s): \_\_\_\_\_ Signature: \_\_\_\_\_  
Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Owner(s) Mailing address(es): \_\_\_\_\_ Phone #: \_\_\_\_\_  
Name: \_\_\_\_\_ Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_  
City: \_\_\_\_\_ City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip \_\_\_\_\_ State: \_\_\_\_\_ Zip \_\_\_\_\_

**PROPERTY INFORMATION**

Property Address: Red Bluff Rd + Old SH-146  
Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_  
Addition (Survey Attached)  
(You may attached Metes & Bounds description from your Deed if available)

Current Zoning Classification: C-2 (Available from Building Department)  
Current Use of Property: VACANT LAND (Be specific)  
Number of existing Driveways: 0  
General Dimensions of Property: Width: 265 Depth: 1450 Land Area: \_\_\_\_\_ Sq. Feet: \_\_\_\_\_ Acres: 8.822 AC  
Adjoining Uses: North C-2/Residential South R-2/Residential  
East C-2/Residential West SH-146  
Adjacent Streets: North N/A South Red Bluff Rd  
East N/A West Old SH-146

Is the property served with: City Water? ☒ Yes ☐ No City Sewer? ☒ Yes ☐ No

**OWNER/AGENT AFFIDAVIT**

I have read and understand this application. I have familiarized myself with the applicable regulations, ordinances, and procedures and submit this application and accompanying documentation for consideration by the Planning Commission, Board of Adjustment, or the City Council of the city. I certify that I am the legal owner or agent of the Owner and have written or other legal authority to make this application.

Signed: \_\_\_\_\_ Date: 10/17/16

**ALL FEES MUST BE PAID AT THE TIME APPLICATION IS SUBMITTED  
FEES ARE NON-REFUNDABLE OR TRANSFERABLE**



## SUBDIVISION PLAT

**Subdivision Plat:** Provide the following:

Proposed Name: Seaside RV Resort & Cabanas Total Acres 8.822

Total number of Lots: 1 Blocks: \_\_\_\_\_ Reserves: \_\_\_\_\_

Number of sections to be developed: 1

Name of Headright Survey in which the property is situated: Britson Morris Abstract 52

Abstract Number 52

**Attach the following for:**

### **Preliminary - Final - Amending Plats:**

- ☐ Letter of Transmittal of Plat
- ☐ Original Stamped Tax Certificates from both Galveston and Harris County Tax Appraisal Districts\*\*
- ☐ Original Title Certificate no older than 30 days
- ☐ Application Fee

### **Preliminary Plat:**

- ☐ A digital copy of Preliminary Plat (Adobe Acrobat – PDF Format)
- ☐ 5 copies of Plat (drawn to a minimum scale of 1" = 100", each sheet no larger than 24"x36")
- ☐ A Preliminary Drainage Plan prepared by a Registered Professional Engineer
- ☐ Schematic one line drawing of proposed water, sewer and drainage facilities and lines
- ☐ A topographic survey showing at least two contours at 0.5 foot intervals on the property
- ☐ A distance and tie to a Seabrook Elevation Monument (available from the Building department)

### **Final Plat:**

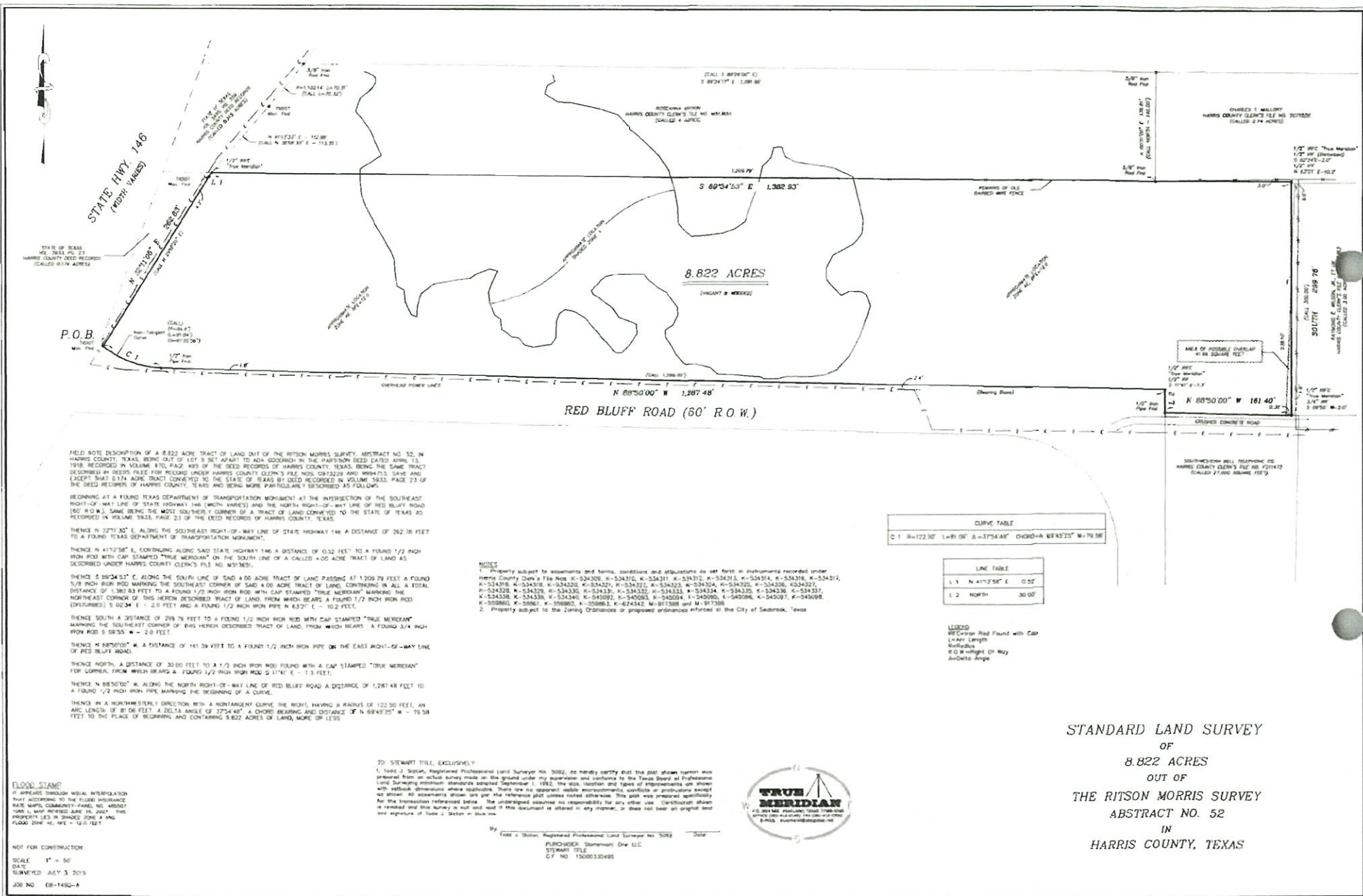
- ☐ Original Mylar and 5 copies of the final plat
- ☐ A digital copy of Final Plat (Adobe Acrobat – PDF Format)

### **Amending Plat:**

- ☐ Copy of Original Plat (without amendments)
- ☐ Mylar and 5 copies of the amending plat
- ☐ A digital copy of Amending Plat (Adobe Acrobat – PDF Format)

***Please review the requirements in the City Subdivision Ordinance before submitting your Plat.  
Incomplete data will result in significant delays in processing.***

**\*\* Note: Original (Stamped) Tax Certificates from the Clear Creek I.S.D. Tax Office and Harris County Tax Assessor/Collector's Office are required by the Harris County Clerks Office for the recording of all plats.**





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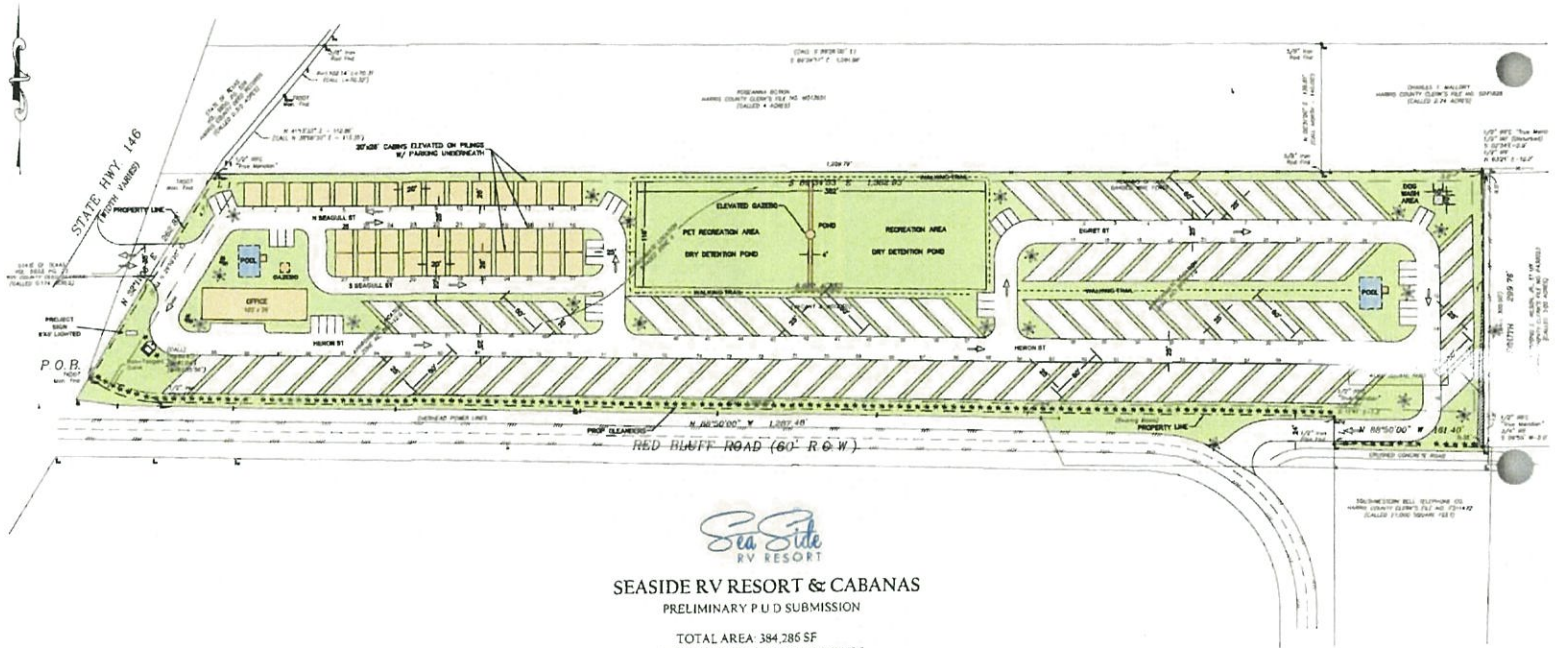
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# SEASIDE RV RESORT & CABANAS

PRELIMINARY P U D SUBMISSION

TOTAL AREA: 384,286 SF  
OPEN (GREEN) SPACE: 111,867 SF

PERCENTAGE OPEN SPACE: 29.11%

20X26 CABIN : 37  
25X30 RV LOTS : 11  
25X60 RV LOTS : 78  
TOTAL : 126

SCALE 1:50



## Seaside RV Resort & Cabanas - Planned Unit Development (PUD)

*"A planned unit development (PUD) is a land use design incorporating the concepts of density transfer and common open space. The PUD designation serves as an "overlay zone." In this capacity, the designation applies a new and different set of developmental guidelines to the base zoning district in which the parcel or property is located.*

*When a parcel of land receives the PUD designation it continues to retain its standard zoning district classification. However, the added PUD designation enables the developer of the tract to modify the yard and setback requirements in concert with a documented plan that meets the regulations prescribed herein and which has been reviewed and approved by the planning and zoning commission." (City of Seabrook-Municode)*

**1.01.01.** Description: The Seaside RV Resort & Cabanas – Planned Unit Development ("SRV-PUD") district is designed to facilitate a compatible transition between the R-2 subdivision to the south and the industrial uses planned to the north. The SRV-PUD site is 8.822 acres located along Red Bluff Road and Old SH-146 in Seabrook, Texas and will include an RV Resort and any other commercial/retail uses allowed in the underlying C-2 zoning. These businesses are free (beyond their property lines) of pollution caused by noise, offensive odors, and the emission of airborne particles. Heavy arterial street traffic is characteristic of the district. The regulatory provisions of this district are aimed at achieving the specific goals and objectives identified in the Comprehensive Master Plan 2035.

**1.01.02.** Uses permitted by right and conditional uses: (Please see the comprehensive land use regulation matrix at the end of this article)

The SRV-PUD is intended to accommodate an additional select group of land-use activities not permitted within the underlying C-2 Zoned area of the community known as "North Planning Area." In accordance with Comprehensive Master Plan 2035, the SRV-PUD is designed to compliment the special tourism attractions of Seabrook, the small town character, local businesses and its waterfront. The SRV-PUD will be served by public utilities and private internal roads. The land uses within this PUD are also intended to meet a portion of the community's transient, RV tourism demand. The SRV-PUD is primarily intended to create a high quality, Class A "RV" Recreational Vehicle Resort, intended to serve tourists travelling to and through the area, in addition to possible associated retail development along the Old SH-146 frontage. The RV Resort will provide an abundance of amenities and the basic elements of a balanced and attractive neighborhood. Internal stability, attractiveness, order, efficiency, security and the maintenance of property values are encouraged by the provision of adequate light, air and open space for all park sites and related facilities and through consideration of the proper functional relationships of these various elements.

### Recreational Vehicle ("RV") Park development

**1.02.01.** Density: Maximum 15 RV Park "spaces" per gross acre (100 lots maximum)

**1.02.02.** Area regulations-typical RV Spaces:

- A. Space size: A minimum site of 1,000 square feet in area shall be required.
- B. Space width: Each space shall have a minimum width of 25 feet at the front street line.
- C. Space depth: Each space shall have a minimum depth of 40 feet.
- D. Pad Separation: All spaces shall have 5 feet between parking pads. However, for corner spaces, there shall be a side yard setback from the street of not less than 10 feet and all pads shall be set-back at least 10 feet from all property lines.
- E. Pad Size: Each space shall provide a minimum 20 foot wide by 40 foot deep, RV paved parking pad, which will include the RV parking space and a car/truck/vehicle parking space.
- F. Each lot will provide individual RV utility connections to water, sanitary sewer and electricity.



G. The recreation vehicle (RV) park shall be developed and operated in compliance with the following additional standards:

- (1) Private Rights-of-way, design and paving standards shall conform to city standards.
- (2) *Driveways and interior roads.*
  - a. *Access.* Access to the RV park shall be designed to minimize congestion and hazards at the entrance or exit and allow free movement of traffic on adjacent streets.
  - b. *General requirements.* The RV park shall provide safe and convenient vehicular access from abutting public streets or roads to the internal parking area or RV sites. All surfaces shall be paved with concrete or flexible base.
  - c. *Interior paving widths.* Interior driveways and roadways planned for two-way traffic should be 25 feet wide. One-way roads should be 20 feet wide. Inside turning radii should be a minimum of 25 feet, and outside turning radii 40 feet.
  - d. *Illumination.* The RV park will be furnished with uniform perimeter, roadway and pad site lighting units which direct the light downward and within the RV park.
- (3) *Office and parking areas.* The RV park shall have a designated office on the site which is a permanent building, and a sign on the property providing information as to the office location.
- (4) *Caretaker's quarters.* One existing residential structure may be retained or one new residential structure or mobile home may be permitted for the occupancy of the owner or operator of the RV Resort.
- (5) *Pad site layout.*
  - a. Pull-through and back-in parking sites shall have full hookups and shall be not less than 20 feet wide and 40 feet long.
  - b. Any small RV with plumbing facilities will be required to have hookups.
  - c. Each site shall be supplied with an enclosed utility stand for all utility services.
  - d. Each site shall be level, with a maximum of one-inch variation for every five feet, side-to-side and end-to-end.
- (6) *Water and wastewater systems.*
  - a. Adequately sized circulating looped water lines approved by the City shall be installed and connected to the City lines, at the owner's expense, for domestic use and fire protection.
  - b. Adequately sized sanitary sewer lines approved by the City to dispose of sanitary wastes shall also be installed and connected to the City sanitary sewer system at the owner's expense.
  - c. Properly located and adequately sized easements as approved by the City for publicly maintained water or sewer lines on private property shall require dedication by separate instrument unless dedicated by plat.
- (7) *Drainage systems.* An adequate drainage system shall be designed by a Texas licensed engineer retained by the property owner to drain the RV park site into an approved drainage system, in accordance with plans and specifications approved by the City.
- (8) *Refuse handling.* The method of storage, collection and disposal of refuse in the RV park shall be approved by the City prior to site development plan approval.

Guest Cabana development

**1.03.01.** Density: Maximum 40 Cabanas total.

**1.03.02.** Area regulations-typical Cabana:

- A. Cabana size: Each Cabana shall be at least 500 square feet and the maximum size is 1,000 square feet.



- B. Cabana Setbacks: Each Cabana shall be setback from the street not less than 5 feet and shall be set-back not less than 10 feet from all property lines.
- C. Additional Cabana requirements shall include:
  - a. Access via the main entrance of the RV Park.
  - b. Each Cabana shall have at least 2 parking spaces.
  - c. Each Cabana shall contain a bathroom, kitchen, including a refrigerator, range-top, sink and cabinets.
  - d. Cabanas will be rented by the day or week and may be subject to hotel occupancy taxes. Extended stay rental may be up to 28 consecutive days total.
  - e. Provide on-site management 24 hours a day for check-in/check-out services, custodial and maintenance response and other guest services.
  - f. Provide daily or weekly housekeeping service and on-site or in-unit laundry facilities.
  - g. All Cabanas will be connected to public water and sewer and shall meet all applicable building codes as approved by the City.

Ordinance 2017-07  
EXHIBIT "B" - Site Plan

